

# **Bowden Annexation**

Pre-zoning for Annexation

File No. ANX21-001

4646 Badger Rd & 999 Middle Rincon Rd

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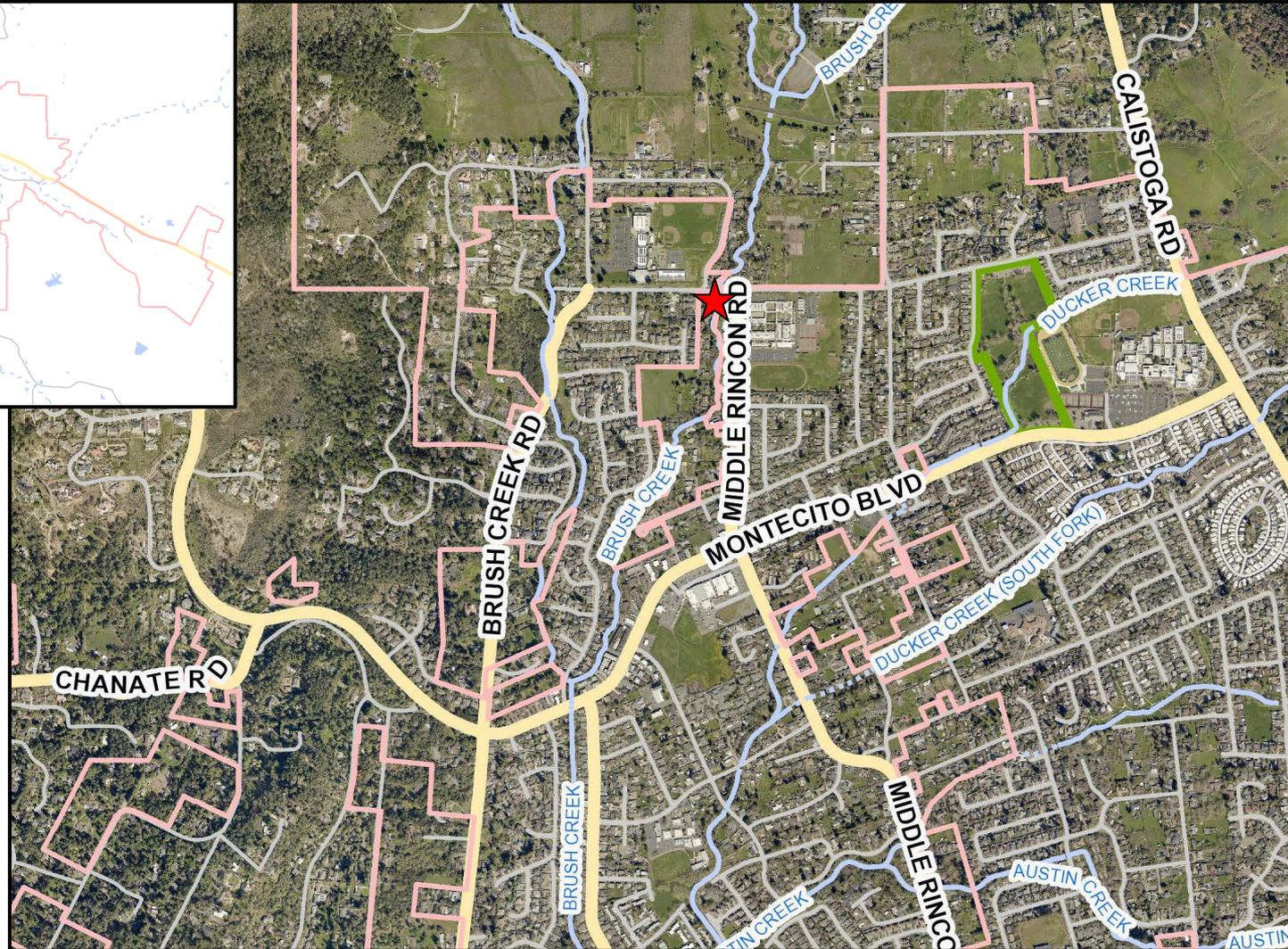
October 13, 2022

Monet Sheikhali, Senior Planner  
Planning and Economic Development

- Pre-zone two properties to the R-1-6 zoning district
  - 4646 Badger Rd
  - 999 Middle Rincon Rd
- Parcels are each developed with detached SFD – no new development proposed
- Approval of a pre-zoning would allow for annexation into the City

# Project Location

## 4646 Badger Rd & 999 Middle Rincon Rd



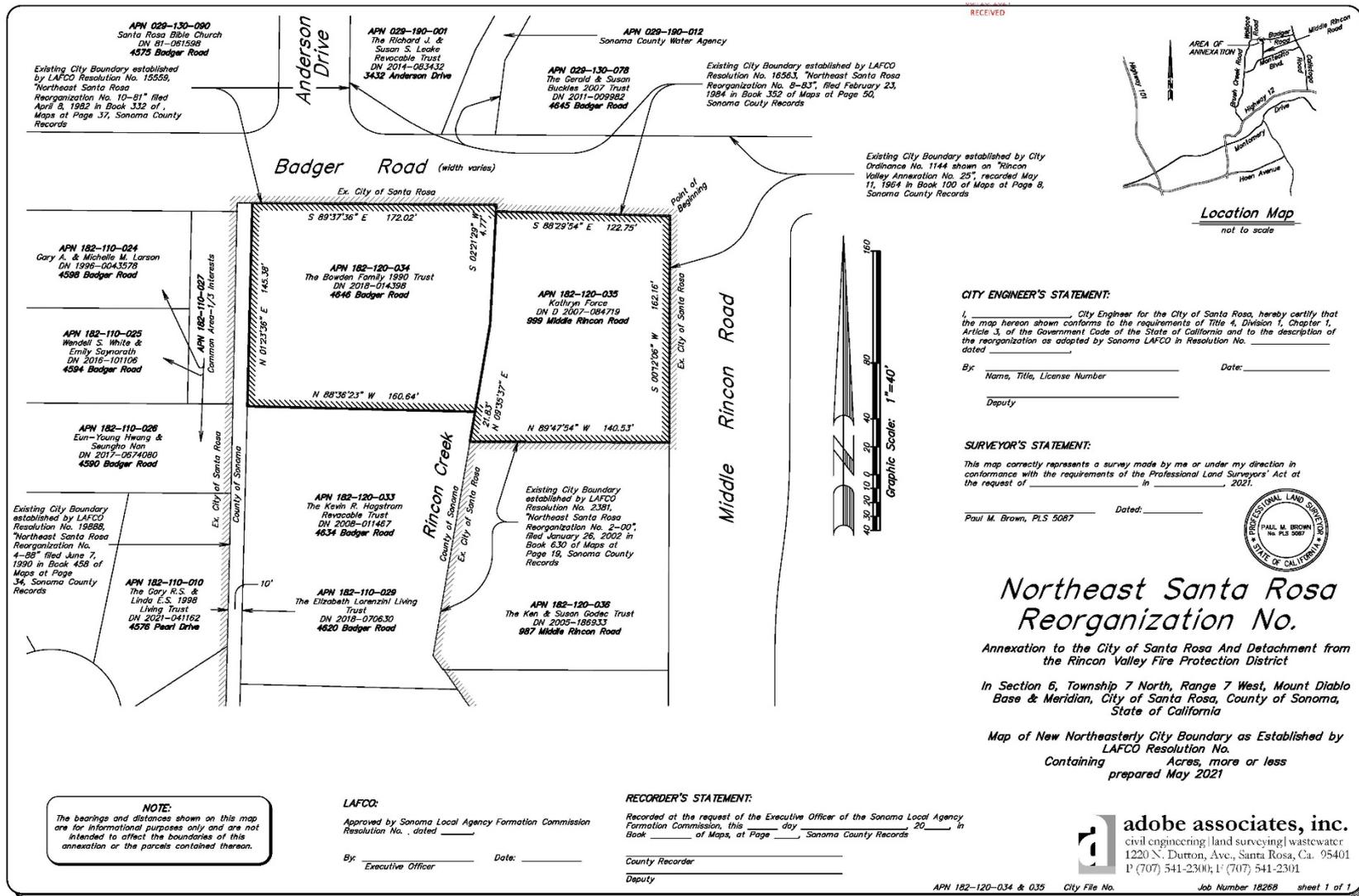
# Project Location

## 4646 Badger Rd & 999 Middle Rincon Rd



# Preliminary Annexation Map

## 4646 Badger Rd & 999 Middle Rincon Rd



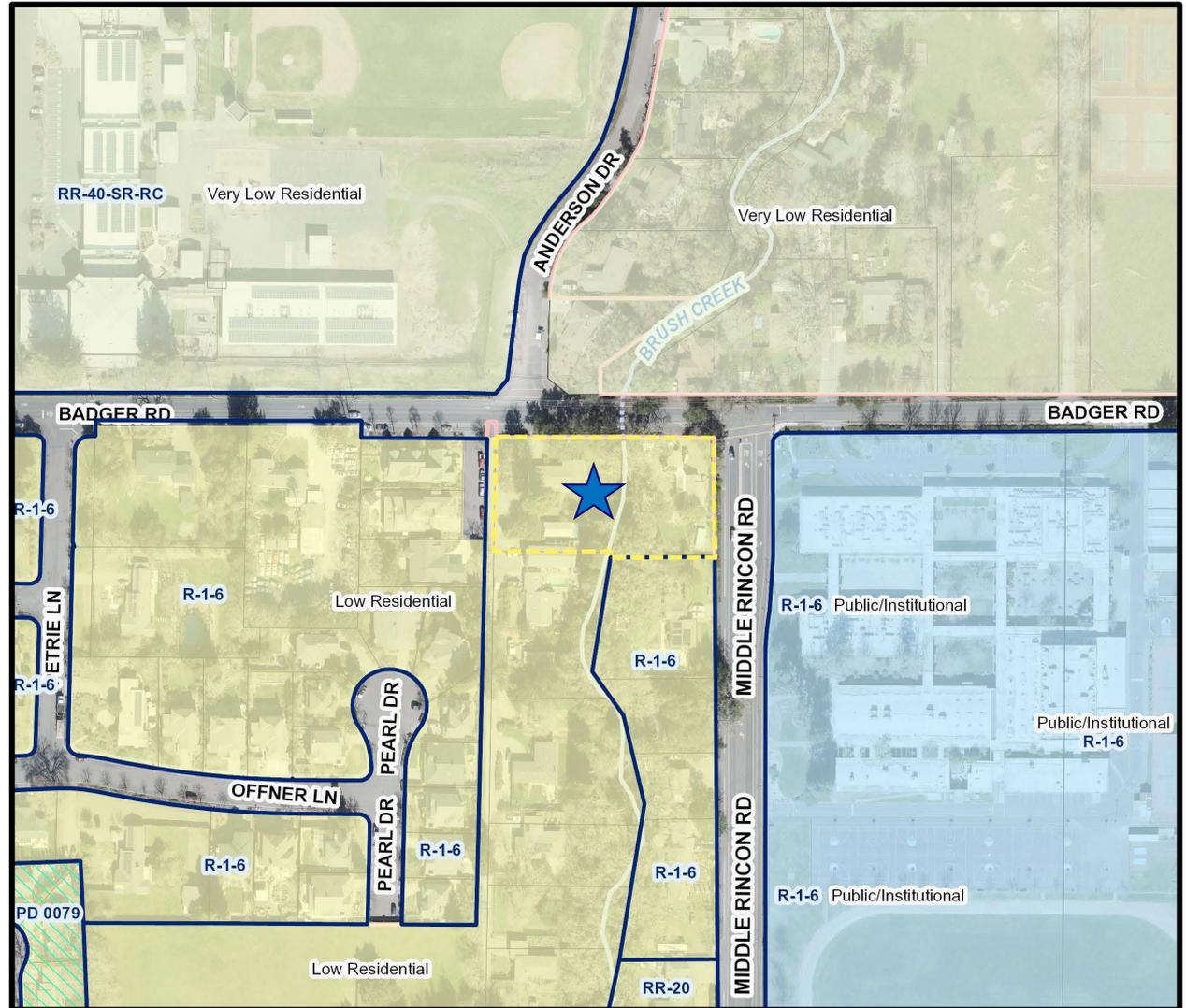
- Mar 8, 2019 Application for a Utility Certificate was submitted to the Planning and Economic Development Department
- Nov 13, 2020 Utility Certificate application was approved, and Sonoma County Local Agency Formation Commission conditioned the approval upon the owner applying to the City for pre-zoning annexation
- Jun 23, 2021 Pre-zoning application was submitted for the subject properties
- Oct 3, 2021 Notice of Application was mailed to neighbors within 600 feet from the project site

## General Plan

Low-Density Residential  
(2 - 8 units per acre)

## Pre-zoning

R-1-6 (Single-Family  
Residential)



# Environmental Review

## California Environmental Quality Act (CEQA)

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for:

- CEQA Guidelines Section 15183 in that the proposed pre-zoning is consistent with the General Plan.
- CEQA Guidelines Section 15319(a)&(b) in that the project is an annexation of existing private structures developed to the density allowed under the proposed pre-zoning classification.

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, recommend to the City Council, approval of the proposed pre-zoning of the properties located at 4646 Badger Road and 999 Middle Rincon Road to the R-1-6 (Single-Family Residential) zoning district.

## Questions

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